



# Minutes

## RURAL LANDS STUDY PROJECT STEERING COMMITTEE

12 April 2016  
1.30pm

Name of Committee	
Item Number	Agenda
1	Welcome/present/apologies/declarations of interest
2	Business Arising from Meeting of 8 February 2016
3	Rural and rural residential strategy review– Project Update
4	Revised Project Program
5	General Business
6	Next meeting

## MINUTES – RURAL LANDS STUDY PROJECT STEERING COMMITTEE-

12 APRIL 2016



### ITEM: 1 PRESENT AND APOLOGIES

---

**PRESENT:** Mayor Clr Maree Statham; Deputy Mayor Clr Ray Thompson; Clr Wayne McAndrew; General Manager- Roger Bailey, Ashley Albury; Erin Strong; Group Manager Environment and Development- Andrew Muir; Strategic Land Use Planner- Sherilyn Hanrahan; Mr Ian Sinclair (Edge Land Planning)

**APOLOGIES:** Nil

**DECLARATION OF INTERESTS:** Clr McAndrew raised a potential conflict of interest arising from relatives (sister and niece) owning land in between Portland and Sunny Corner as their principal place of residence.

Clr Statham also declared a potential conflict of interest due to her ownership of a rural property on Sunny Corner Road which is her principal place of residence.

### ITEM: 2 BUSINESS ARISING FROM THE MEETING OF 8 FEBRUARY 2016

---

#### SUMMARY

There were no matters of business arising from the meeting of 8 February 2016.

#### COMMITTEE ACTION

**THAT** the committee note there were no matters of business arising from the meeting of 8 February 2016.

**MOVED:** Clr McAndrew **SECONDED:** Clr Thompson

### ITEM: 3 RURAL AND RURAL RESIDENTIAL STRATEGY REVIEW – PROJECT UPDATE

---

#### SUMMARY

Mr Ian Sinclair presented the following information to the Committee and discussed the options and directions for the Draft Strategy development:

**1. Community Workshops.** The Community Workshop Outcomes were discussed along with a summary of the issues from each workshop and then a consolidated list of the issues for all of the workshops. Clr Mc Andrew asked for a concise summary of all majority views from the workshops to be included in the Draft document, noting that all raw (unedited) outcomes were placed on the Council dedicated webpage.

**2. Rural Residential Workshop.** The outcomes of the LAND analysis was discussed along with a summary of the issues. The mapping of the sites that the participants identified was discussed. They have been transferred to a GIS and the consolidated map (attached) was discussed along with a summary of the areas outlined.

**3. Constraints Analysis.** The physical constraints affecting rural and rural residential development was discussed including biodiversity, slope, and the Strategic Land and Water Capability Assessment. The land use constraints were also discussed including intensive agriculture, coal mines and rural residential (rural fringe and rural living).

**4. Land Use Survey.** The land use survey was discussed and a detailed analysis of the rural residential development was outlined and discussed including spatial and holding size for both the rural living and rural fringe categories. A Land Use Survey map was presented and is attached.

**5. Holdings Analysis.** The holdings analysis in the rural area was outlined and discussed. A holdings analysis map was presented and is attached.

**6. Social and Physical Infrastructure.** The review of social and physical infrastructure was discussed, including a matrix of the settlements and the type of infrastructure that exists there.

**7. Demographic Analysis.** The demographic analysis was discussed and issues raised in previous meetings discussed and clarified.

**8. Settlement Hierarchy.** The settlement hierarchy in the Land Use Strategy was discussed and confirmed as a tool to identify rural residential development.

**9. Rural Residential Development Criteria.** A set of criteria has been developed (copy attached) for the identification of rural residential development. This criteria is based on experience in other LGAs as well as Government Policy and sustainability principles.

**10. Future Rural Residential Development.** The criteria has been applied and areas recommended were discussed having regard to the findings of a supply and demand analysis and issues identified in some locations. This analysis has found that there is some 18 years of supply of rural residential land in existing zoned areas in the various locations across the LGA, however in some areas this supply is limited.

**11. Minimum Lot Size.** The current minimum lot size will be outlined and options for a review of the minimum was discussed. This included identification of potential new lot yields under the scenarios and the physical and land use constraints and impact on infrastructure.

**12. Future Rural Development.** The future development options for the rural land was discussed. This included a shift from current practice of predominantly extensive grazing agriculture to creating opportunities for agri-tourism and alternative agriculture including horticulture and niche animal production.

## **EMERGING OPTIONS AND DIRECTIONS**

### **Rural North**

**Area 1** (being the area of the former Rylstone Shire LEP) - Consider the removal of the prohibition on further subdivision by proposing instead a 100ha minimum lot size (MLS) for subdivision for the purposes of erecting a dwelling as well as retaining all existing dwelling entitlements of existing allotments above 4000 square metres.

**Area 2** (being the area of residual land from concessional allotment subdivision) – Consider removal of the prohibition of further subdivision and implement the applicable MLS for the area.

Consider some 2ha around the village of Capertee and some 10 ha further north in areas unaffected by mining reserves and developments.

### **Portland North**

Consider maintaining existing land patterns only through increased MLS due to capability of zoned land to the west of Portland/Cullen Bullen Road.

NOTE: Mayor Clr Statham left the meeting at 2.45pm before the options and directions for the Portland South area was discussed due to potential conflict of interest as previously declared.

### **Portland South**

Consider a mix of further 2ha and 10ha areas through moving some existing zoned land with higher capability as future urban supply and identifying further areas predominantly further south along Range Road.

### **Wallerawang**

No identified need for change.

### **Marrangaroo/Tunnel Hill**

Consider 10ha area to tidy up existing development and subdivision patterns.

### **Lithgow**

No identified need for change.

### **Rural South**

**Area 2** (being the area of residual land from concessional allotment subdivision) – Consider removal of the prohibition of further subdivision and implement the applicable MLS for the area.

### **Former Evans Shire Area**

Consider reducing the 100ha MLS to be consistent with surrounding areas in Lithgow LGA being 40ha.

Further investigate the potential of land around Lake Lyell for further tourism related residential accommodation types and varying MLS.

### **Hartley North**

Consider a new 10ha area to the north of existing R5 land.  
Consider a commercial (village) precinct area around existing commercial land use.

### **General**

Consider controlling land release through a developed release strategy over the life of the Rural and Rural Residential Strategy and beyond identifying triggers and thresholds to potentially bring more land on line through rezoning when and as required.

Ensure all recommendations have had due regard to the need and provision of both physical and social infrastructure to support development without creating a further impost on Council, community and existing ratepayers.

Committee noted that they were happy with the information update and the options and directions identified to be further explored in the Draft Strategy development.

Ashley Albury (DP & E) reserved his endorsement of the option/direction in relation to Area 2 stating that removal of this clause without changes to MLS may require further consideration by his office but will await the Draft Strategy detail.

### **ATTACHMENTS**

Preferred Areas Consolidated Map – Rural Residential Workshop Outcome  
Land Use Survey  
Rural Holdings Analysis  
Rural Residential Development Criteria

### **COMMITTEE ACTION**

**THAT** the update; options and directions be received by the Committee to enable the project to proceed through to Draft Strategy stage as per the revised project program.

**MOVED:** Cllr Thompson

**SECONDED:** Cllr McAndrew

### **ITEM: 4 REVISED PROJECT PROGRAM**

---

#### **SUMMARY**

A revised project program was presented by the Consultant to address issues experienced since the February workshops.

The revised program remains tight and moves the draft strategy development out to mid May; public exhibition out to late May/June and finalization and adoption of strategy out to August 2016 representing an extended project period of approximately six – eight weeks. This program still allows consideration of the Draft Strategy by the current elected Council prior to the September local government elections.

#### **ATTACHMENT**

Revised Project Program – 7 April 2016

## **COMMITTEE ACTION**

### **Recommendation**

The Committee approve the revised project program and book in all necessary key dates.

**MOVED:** Clr Thompson

**SECONDED:** Clr McAndrew

### **ITEM: 5      GENERAL BUSINESS**

---

#### **SUMMARY**

There were no items of General Business

### **ITEM 6:      NEXT MEETING**

---

The next meeting of the Project Steering Committee is to be held on 9 May 2016 at 11am in the Hartley Meeting Room.

---

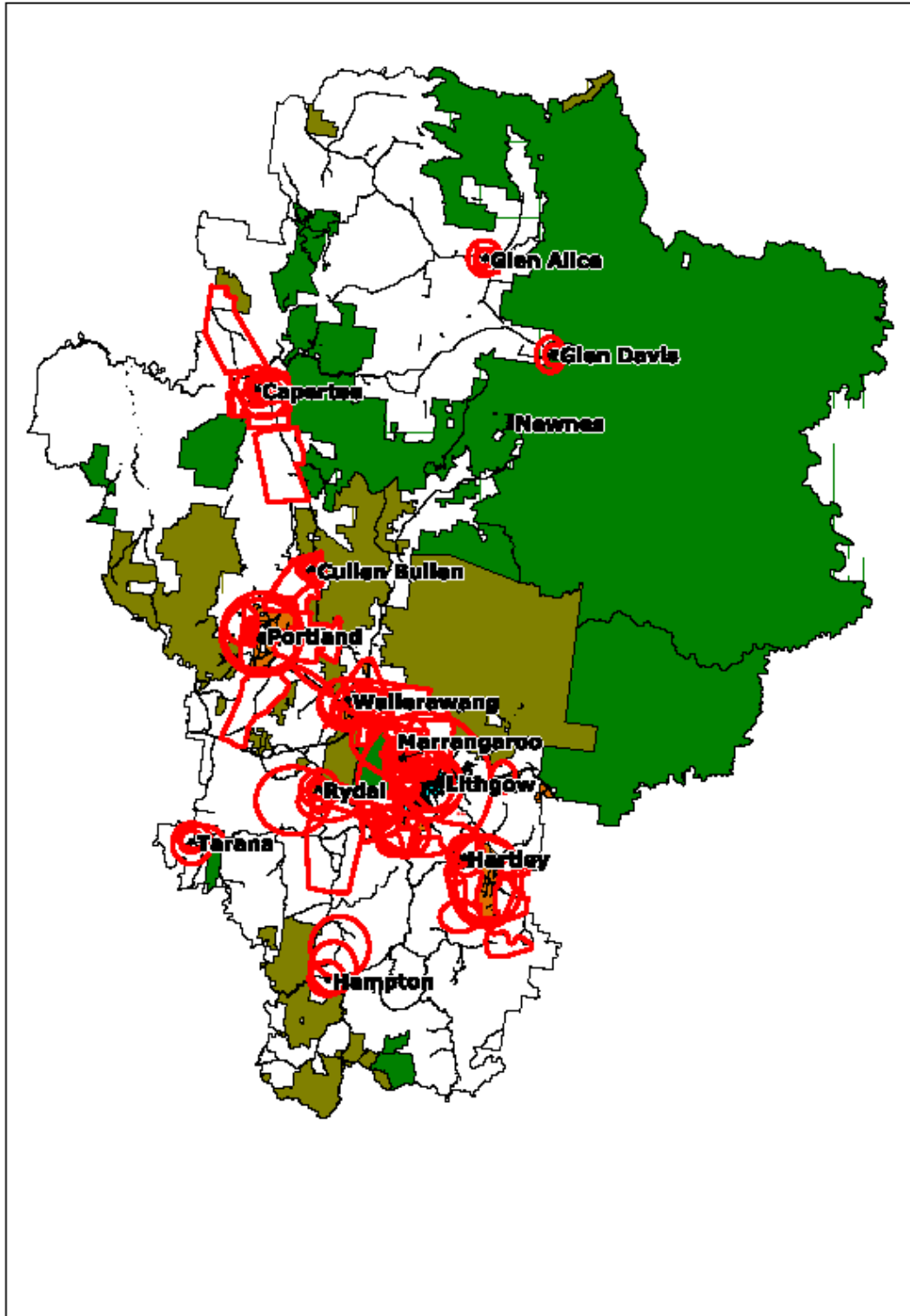
**There being no further business the meeting closed at 4.15pm**

**ATTACHMENTS - MINUTES – RURAL LANDS STUDY PROJECT STEERING COMMITTEE-**

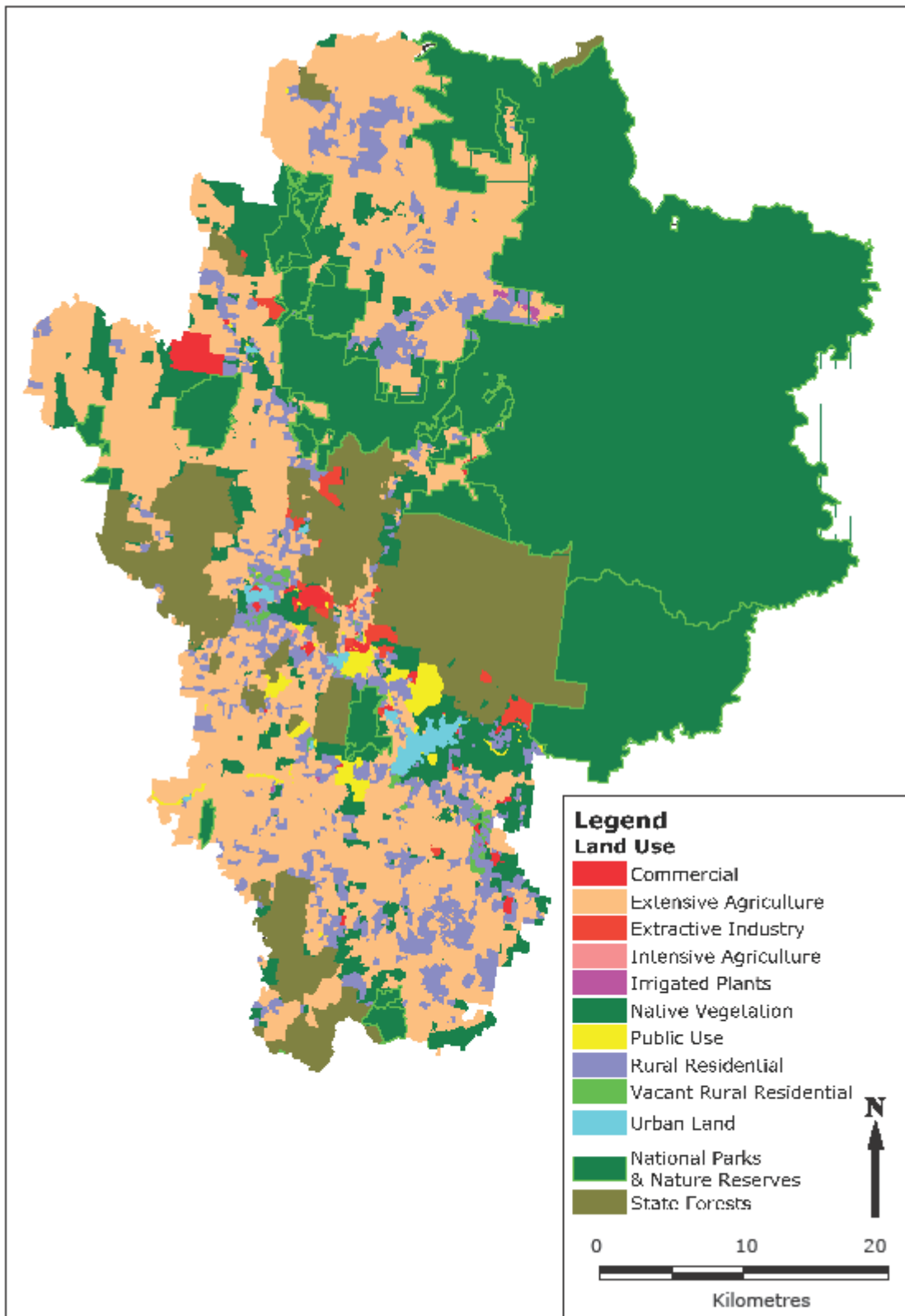


**12 APRIL 2016**

**ATTACHMENT 1 - Preferred Areas Consolidated Map - Rural Residential Workshop Outcome**

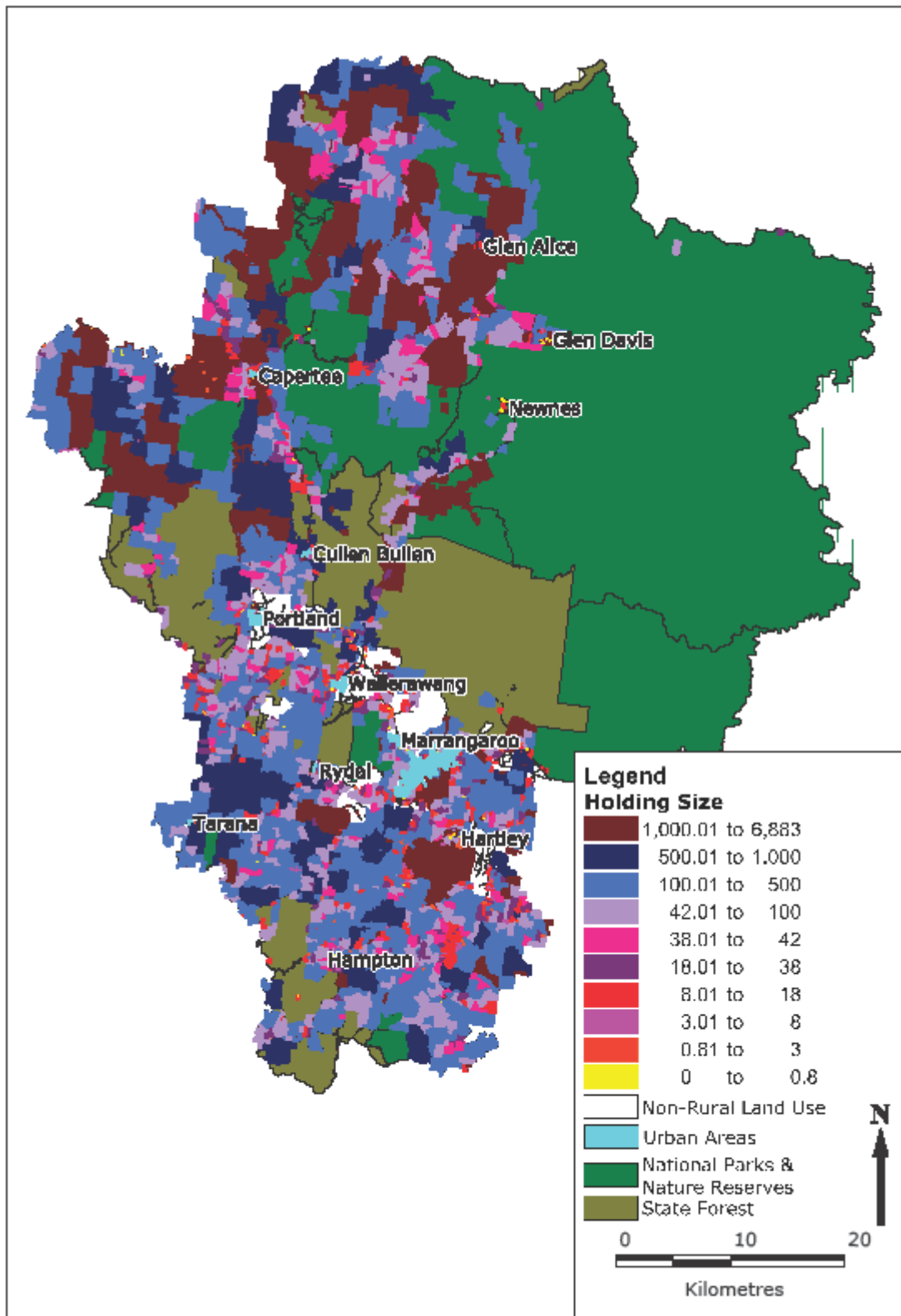


ATTACHMENT 2 - Land Use Survey





ATTACHMENT 3 - Rural Holdings Analysis



## ATTACHMENT 4 - Rural Residential Development Criteria

### **Lithgow Rural and Rural Residential Strategy Review** *Rural Residential Identification Criteria*

The workshops have shown that there is demand for future rural residential development.

In order to ensure that rural residential development is sustainable and does not create any adverse social, economic or environmental impacts a set of criteria can be developed to ensure that any future rural residential development is as sustainable as possible.

The criteria can be categorised into exclusionary and management criteria. Exclusionary criteria cover those issues considered to be of such magnitude that it should be used to exclude land from future rural residential development. Management criteria, however, covers issues that can be dealt with on a site by site basis.

- Exclusionary criteria and the reasons for it being listed as such are as follows:
- *Slope of land – greater than 20%*. Land with steep slopes is not considered appropriate for rural residential development because of erosion potential and scenic impact on the landscape. This includes land that has to access over 20 % slope.
- *Natural Hazards (Bushfire and Flooding)*. Bushfire prone land has been mapped and Planning for Bushfire Protection 2006 says that it should not be rezoned for rural residential development. Land that is floodprone, poorly drained or close to a drainage line or creek is not considered appropriate because of potential flooding. Land that has its access over floodprone land or a stream that is susceptible to flooding should also be excluded.
- *Native Vegetation*. Native vegetation provides a biodiversity and habitat resource and areas that are heavily vegetated should not be developed because of the potential impact on the biodiversity and habitat from the clearing of that land.
- *Prime Agricultural Lands*. Prime agricultural lands are needed for the growing of plants and animals and as such should not be used for rural residential development.
- *Proximity to agricultural development*. The proximity to agricultural development, particularly intensive agriculture like horse studs, poultry farms, turf farms and nurseries can cause land use conflict. The land use constraints mapping has identified the contested lands and therefore, an appropriate buffer of 500 m from these uses should be observed.
- *Proximity to Coal Mines and Power Generation*. The proximity to existing coal mines as well as those that have been placed under care and maintenance would cause land use conflict and development close to them should be avoided. Similarly, proximity to the Power Stations should be avoided because of land use conflict.
- *Proximity to urban areas*. The proximity to services is a key consideration for rural residential development. Land should be adjoining the urban area and have good road access to the urban areas, particularly the commercial centre.
- *Utility servicing*. This includes water, sewer, electricity and telephone. Water and sewerage service would be provided on site.
- *Road surface*. All roads to be accessed by rural fringe development should be sealed. This includes all roads between the subdivision and the urban areas.

